

## ***PALOMAR/NORTH MOUNTAIN***

**2000 Census Population.....2,864**

**Community 2020 Target.....4,650**

**April 2004 WC Map Population .....5,800**



### **APRIL 2004 WORKING COPY MAP**

The key objectives in this subregion are to recognize environmental constraints and to preserve the rural character of the area. Although the Forest Conservation Initiative (FCI) covers much of the area, there is an existing pattern of residential development in North Mountain that has been recognized by assigning Semi-Rural densities. For the most part however, large areas of public land (Cleveland National Forest), steep slopes, lack of infrastructure and emergency services, and the significant presence of sensitive biology dictate a Rural Lands density throughout the majority of the area.

### **KEY COMMUNITY ISSUES**

- Areas affected by the Forest Conservation Initiative (FCI)
- Protection of natural resources
- Maintaining potential for agricultural uses
- Equity mechanism for retaining property value
- Recognition of existing commercial property

### **COMMUNITY-SPECIFIC PLANNING RATIONALE**

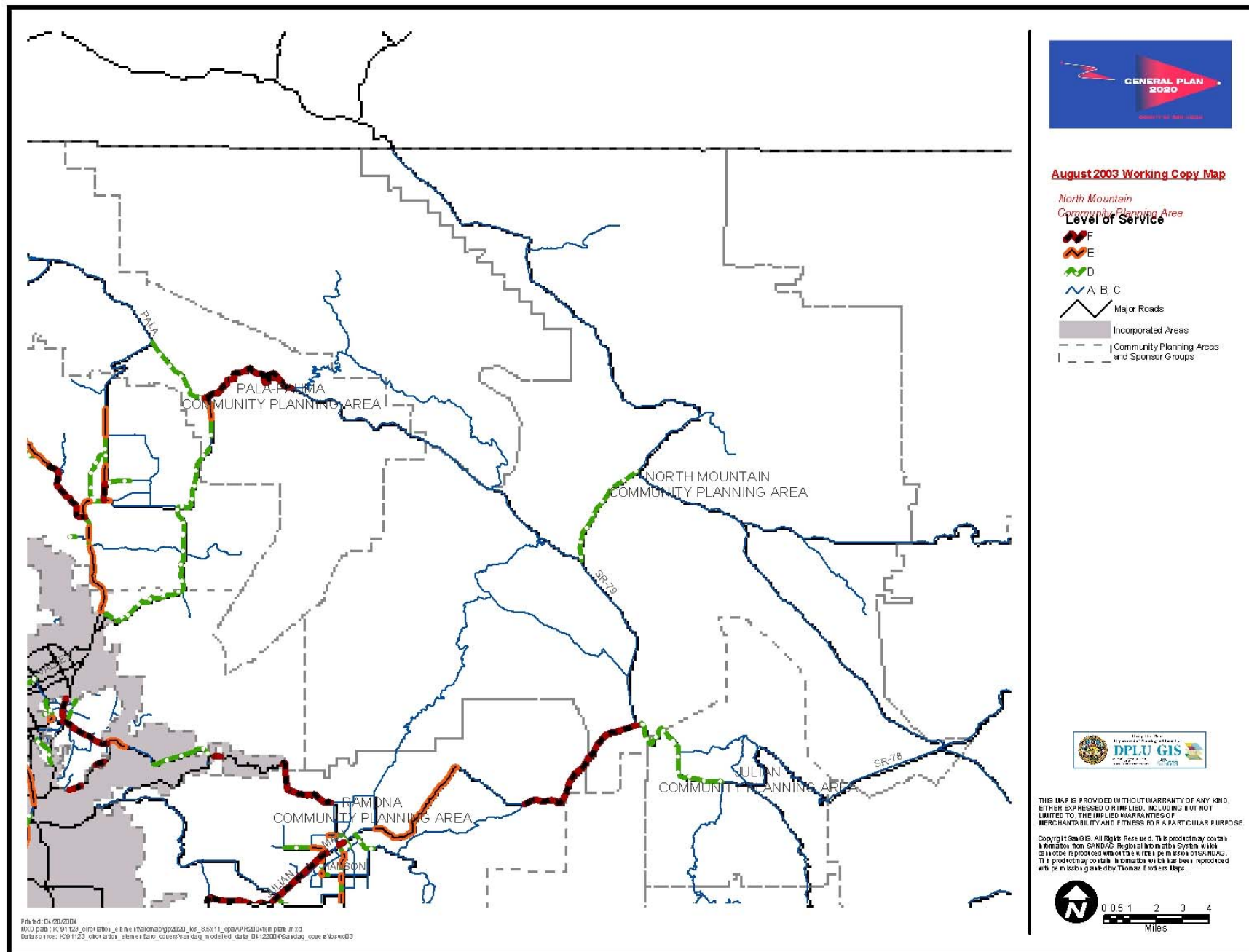
- No application of Village Core or Village categories due to lack of existing development pattern, desire to limit growth, and the Forest Conservation Initiative
- Location (inefficient for infrastructure development) and environmental constraints determined density patterns
- Recognized significant existing commercial development

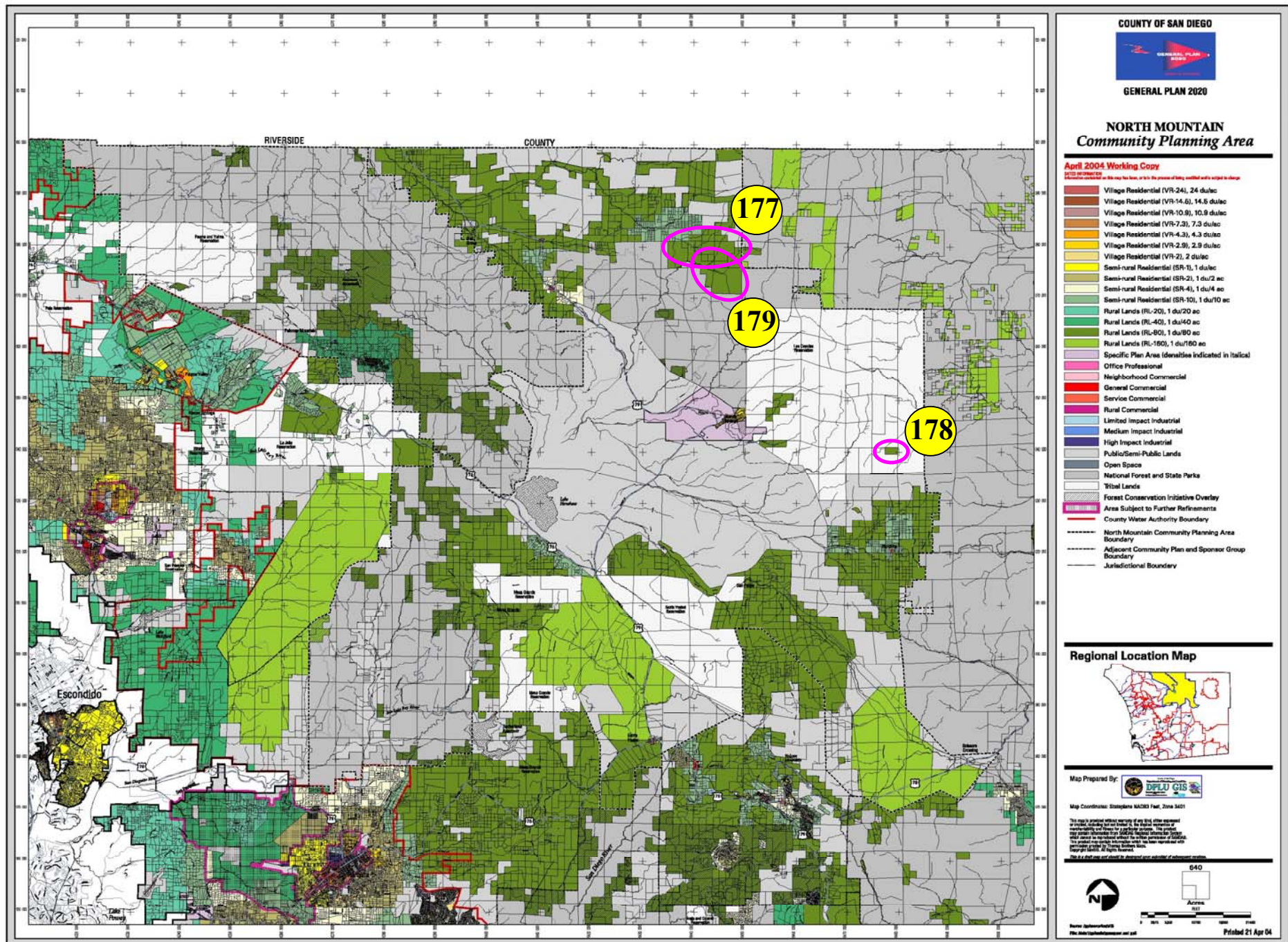
### **TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be less than 5 lane-miles of roads operating at LOS E or F in the Palomar/North Mountain Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$43 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 104 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$1.5 billion for the Palomar/North Mountain Subregion.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.





## RESIDENTIAL PROPERTY REFERRALS

177	Richard Adams			
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>
	Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres
	<u><b>Key Objectives:</b></u> <ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Reduce public costs</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> </ul>		<u><b>Rationale for April 2004 WC:</b></u> <p>Applying a Semi-Rural density to this entire area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Semi-Rural 1 du/10 acres and Rural Lands 1 du/80 acres designations in this area recognize the surrounding existing parcelization and are consistent with the physical and environmental constraints of the area. The subject parcels are located outside the CWA boundary and are groundwater dependent. Emergency response times are low, due to the remote location and insufficient road access. The compromise of Semi Rural and Rural Lands designations is consistent with the land use framework and GP2020 concepts.</p>	

178	Leonard and Monica Tessyier Family Trust			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• <i>Assign densities based on the characteristics of the land</i></li><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Reduce public costs</i></li></ul>		<u>Rationale for April 2004 WC:</u> <p>Applying higher density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>This parcel is isolated, entirely surrounded by Tribal Lands and private lands proposed at 1 du/80 acres. The area is severely constrained; the entire property contains steep slopes, there is limited vehicular access, and lacks adequate infrastructure and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	
179	Chester Mason			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Reduce public costs</i></li><li>• <i>Create a model for community development</i></li></ul>		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Rural Lands 1 du/80 acres designation recognizes the surrounding existing parcelization and is consistent with the physical and environmental constraints contained in the area. This referral is made in conjunction with referral # 177, however, unlike a portion of the land in referral #177, it is distant from other Semi-Rural lands. The referral is groundwater dependent and lacks adequate access, infrastructure, and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	